

## **APPENDIX B**

### **FAUQUIER COUNTY BOARD OF SUPERVISORS' POLICY ON HOUSING LOW AND MODERATE INCOME FAMILIES**

In order to encourage the provision of an adequate supply of housing for families of limited means, the Board establishes the following:

#### **I. DEFINITION**

- A. **LOW AND MODERATE INCOME FAMILIES:** For the purpose of this Appendix, such families shall include those eligible for assistance under the following State and Federal Programs:
  - 1. Virginia Housing Development Authority.
  - 2. Section 8 Rental Assistance Program.
  - 3. Department of Housing and Urban Development Community Development Block Grant Program.
  - 4. Farmers Home Administration Programs.
  - 5. Other programs approved by the Board serving families with incomes similar to those of families qualifying under 1 through 4 above.

#### **II. INCENTIVE**

Up to the limit established in Part 8 of Article 2, one additional dwelling unit may be allowed in excess of the number of dwellings otherwise permitted by the provisions of this district in which located for each dwelling unit provided for housing low and moderate income families. Such additional dwelling units shall also be reserved for low and moderate income families.

#### **III. STANDARDS**

- A. The developer must provide assurance to the County that the units to be provided for the housing of low and moderate income families will continue to be available for that purpose for at least five (5) years. This assurance shall take the form of a proffer tendered in accordance with Sections 15.1-491.1 through 491.6, Code of Virginia or other mechanism approved by the Board.
- B. The dwelling units to be provided for housing low and moderate income families shall include a range of housing types suitable to the needs of the community in which located (i.e., shall include an appropriate mix of 1, 2, 3 and 4 bedroom units).
- C. The number and portion of subsidized dwellings in a proposed development shall not result in an undue concentration of families with limited means in the community or in the proposed development.
- D. Developments qualifying for the incentives in this Appendix shall be located in areas where the provision of public services is most feasible.

Such areas include service districts and adjacent R-1 zoning districts where utilities are currently available to support the density of a proposed development.